



Shoreline Alternative Mitigation Plan

Public Workshop
June 29, 2005



Goals For This Workshop

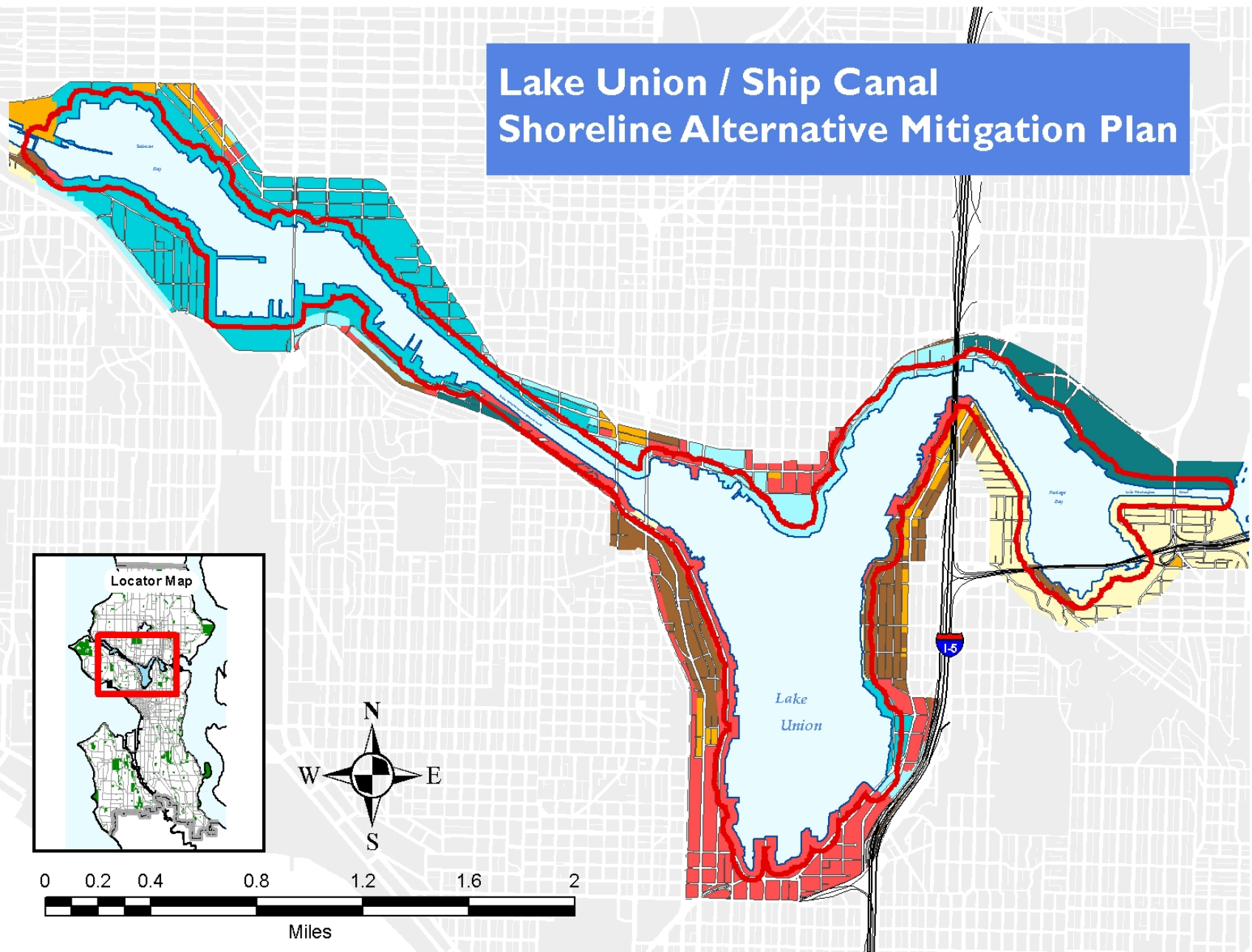
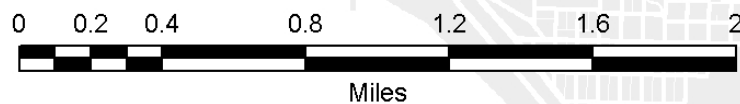
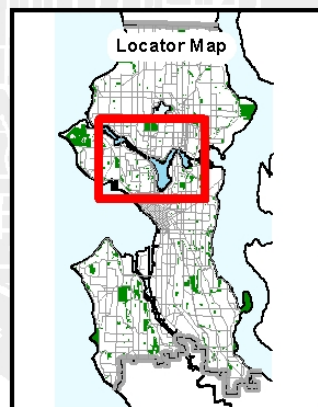
- Offer an overview goals and concepts behind the Shoreline Alternative Mitigation Plan.
- Provide the regulatory context for shoreline development and this planning process.
- Introduce the “alternative” approach being developed.
- Describe the analysis being used to identify restoration projects.
- Learn from you about your questions, concerns, suggestions.

What is the Shoreline Alternative Mitigation Plan?

The Shoreline Alternative Mitigation Plan:

- Allow some mitigation requirements to be satisfied “off-site”.
- Identifies a comprehensive set of shoreline restoration projects.
- May provide a set of public access projects.

Lake Union / Ship Canal Shoreline Alternative Mitigation Plan



Good News and Bad News

- This plan will not result in fewer mitigation requirements.
- SAMP may result in greater flexibility, predictability, and timeliness.
- Mitigation is limited to the impact of the project.
- Off-site projects may leverage other resources and result in more effective and larger restoration efforts.

Regulated Public Access

- **Code Requirements**

Physical improvement of any one of the following: walkway, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat launching ramp, transient moorage, or other areas serving as a means of view and/or physical approach to public waters for the public. Public access may include but not be limited to interpretive centers and displays explaining maritime history and industry.

Off-Site Mitigation

- Restoration projects identified in plan will be basis for off-site mitigation.
- One project may provide mitigation for several development projects.
- Projects will be located within planning area.
- Not all mitigation will be eligible.

Potential Benefits of Off-Site Mitigation

- Greater ecological value by consolidating mitigation efforts into single larger or contiguous projects.
- Consolidation of financial and scientific resources.
- Predictable and more timely permitting
- More easily monitored and evaluated.

Potential Drawbacks to Off-Site Mitigation

- Some compensatory mitigation is best on-site.
- Potential loss of transparency to public and applicants.
- If improperly designed, long-term viability is questionable.

Why Is This Plan Being Developed?

- Economic Development



- Aquatic Habitat

Shoreline Permit Facts?

- 210 Shoreline Projects in last 20 years.
- 177 Projects on the Shoreline.
- 86 Projects were residential uses
- 60 projects were for Water-Dependent Industries

Shoreline Permit Facts

- Average of 348 days for all shoreline projects.
- Average of 359 days for projects located on the shoreline.
- Average of 348 days for residential projects.
- Average of 428 days for water dependent projects.

Regulating Shoreline Development

How is Shoreline Development Regulated?

- City of Seattle Land Use and Zoning Code
- State Environmental Policy Act
- The City's Environmentally Critical Areas Ordinance.
- Stormwater, Grading, and Drainage Control Code.
- Section 404 Permit, US Army Corps of Engineers.
- Section 10 Permit, US Army Corps of Engineers.
- State Hydraulic Project Approval Permit, WDFW.

Shoreline Management Act

- Protect the Shoreline Environment
- Encourage Water Dependent Uses
- Promote Public Access

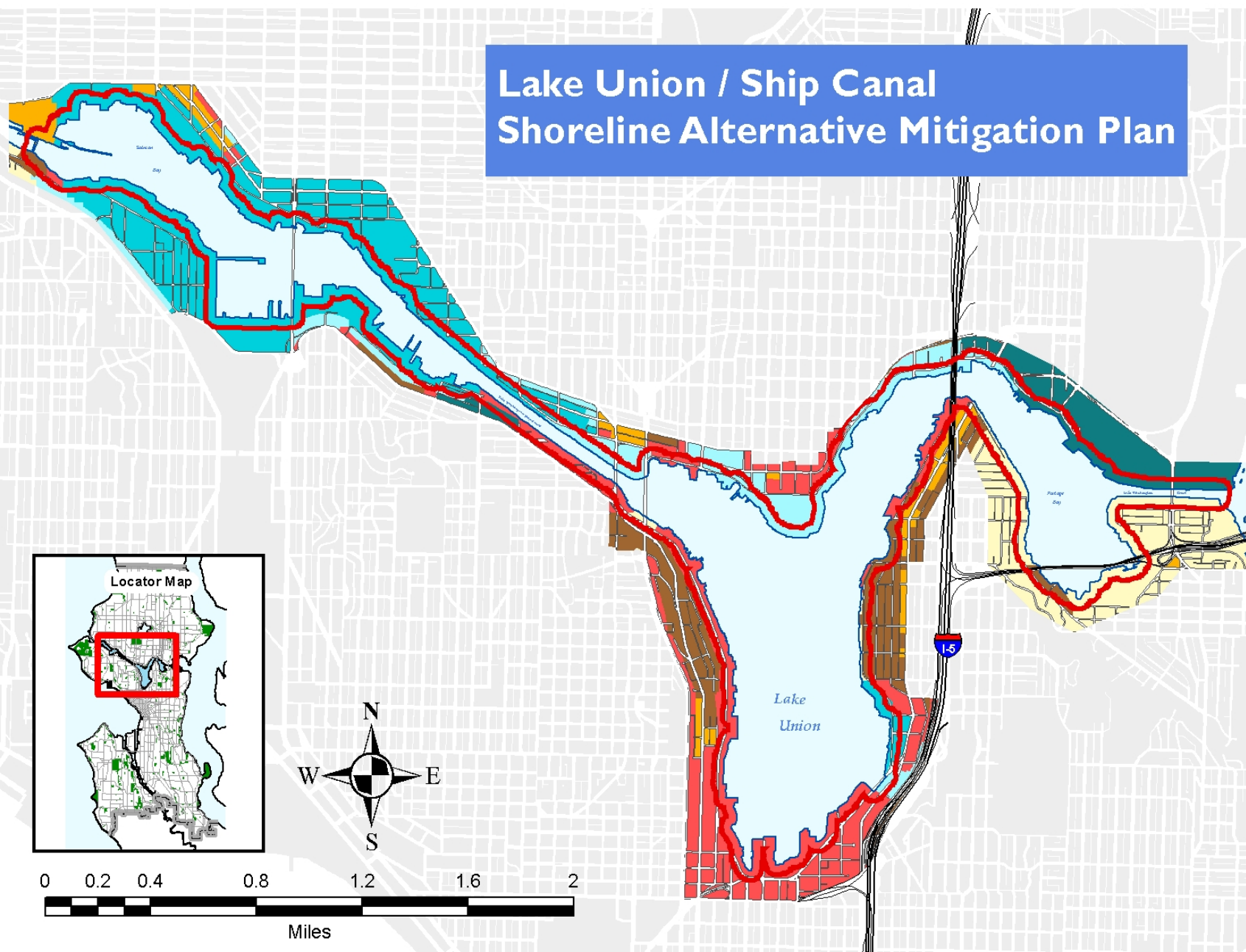
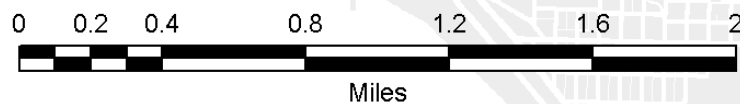
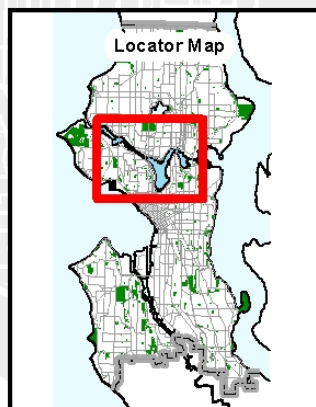
Shoreline Master Program

- Classifies each shoreline with a “shoreline environment” designation.
- Establishes General Development Regulations.
- Establishes specific development regulations unique to each of the different Shoreline Environments.

Shoreline Environments Within SAMP Boundaries

- Urban Maritime
- Urban Industrial
- Urban Stable
- Urban Residential
- Urban General
- Conservancy Management
- Conservancy Waterway

Lake Union / Ship Canal Shoreline Alternative Mitigation Plan



Mitigation and the Permit Review Process



What is Mitigation?

- Proportional to impact.
- Related to impact.
- For SMA does not address past impact.

Typical Shoreline Impacts

- Increase in Overwater Coverage
- Disturbance of nearshore habitat
- Potential for debris, oil, and chemicals in water.
- View Corridor Impacts

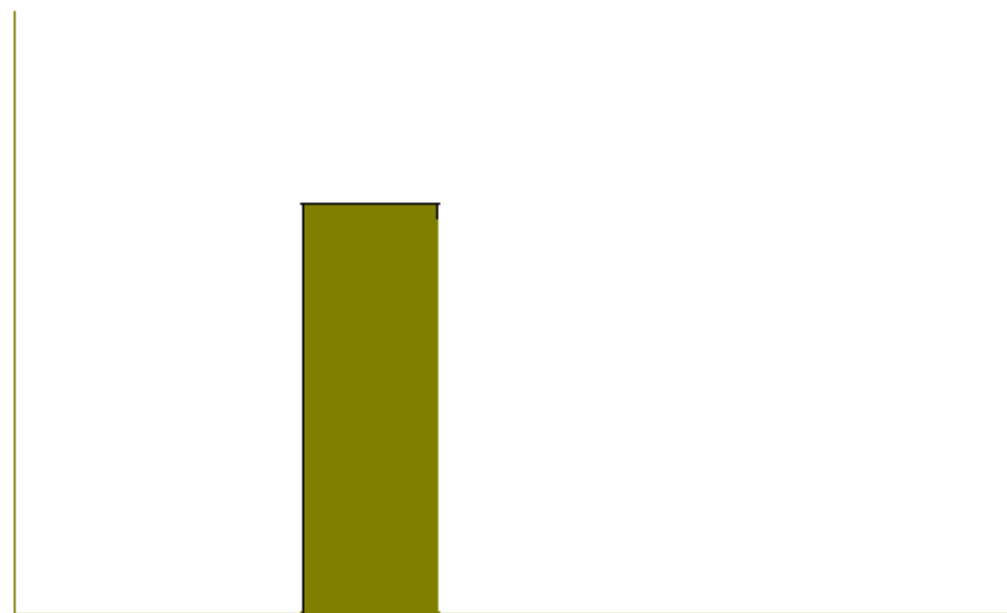
Examples of Mitigation Conditions

- Installation of grating or prisms in dock surface.
- Removal of unused overwater structures.
- Installation of containment curbs and filters.
- Agree to implement Best Management Practices
- Limit mature tree heights to 35-feet.
- Remove non-native vegetation – replant with native vegetation.
- Remove debris from shoreline environment for life of project.

SAMP Approach To Offsite Mitigation

- Identify potential restoration projects and quantify increase in ecological function.
- Measure loss of ecological function due to proposed development.
- Assign share of restoration cost proportional to impact and benefit.

**Total
Ecological
Function**



**Development
Project**

**Total
Ecological
Function**

**Loss in
Ecological
Function**

**Development
Project**

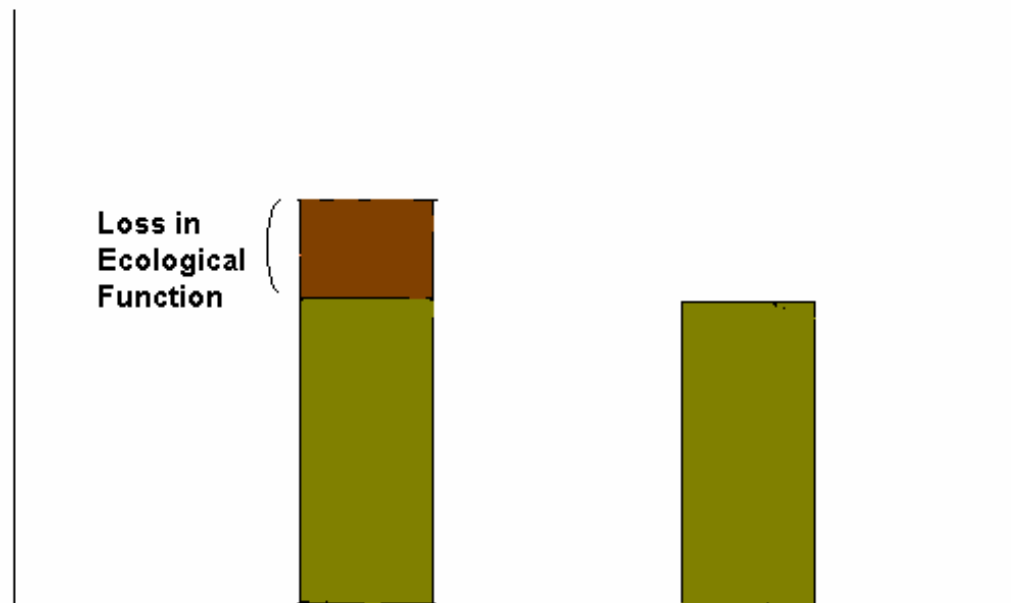


**Total
Ecological
Function**

**Loss in
Ecological
Function**

**Development
Project**

**Restoration
Project**



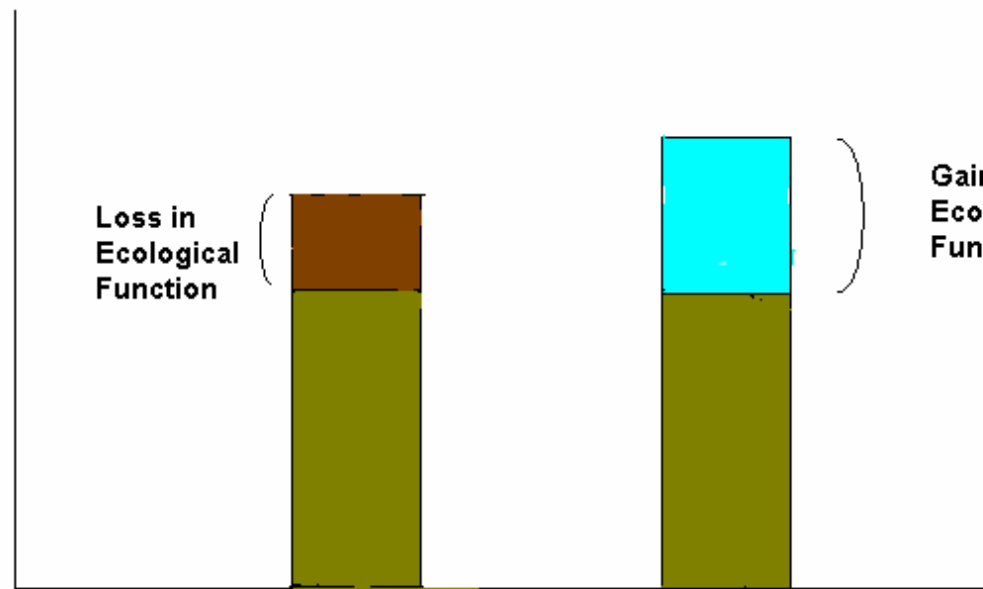
**Total
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Loss in
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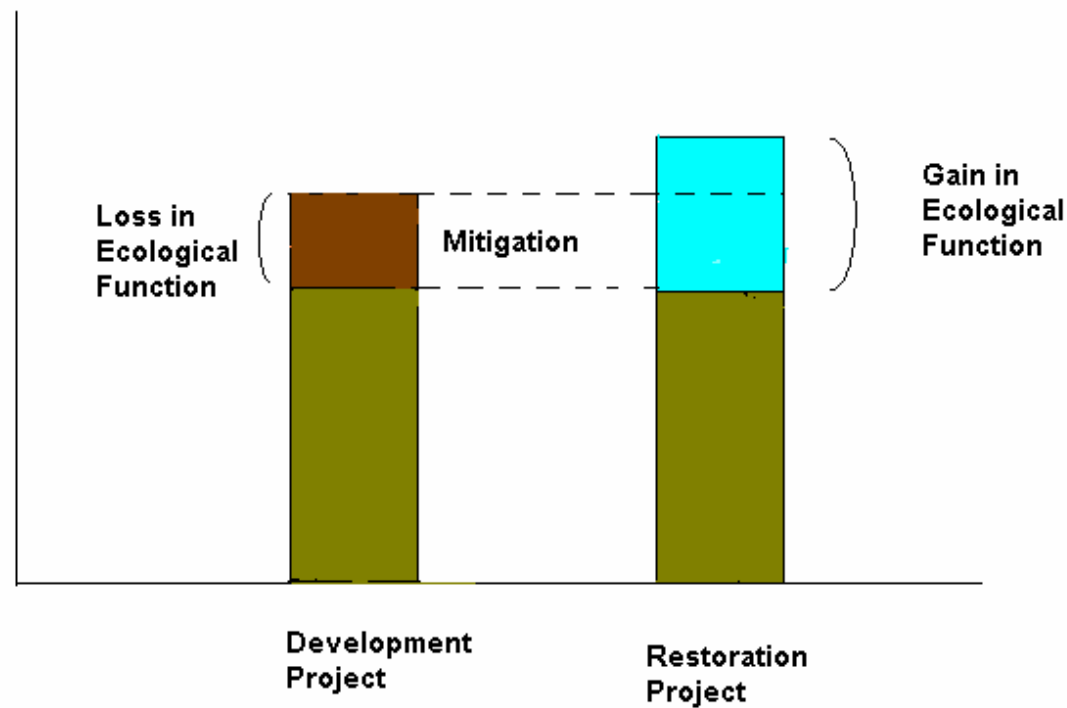
**Development
Project**

**Restoration
Project**

Gain in
Ecological
Function



**Total
Ecological
Function**

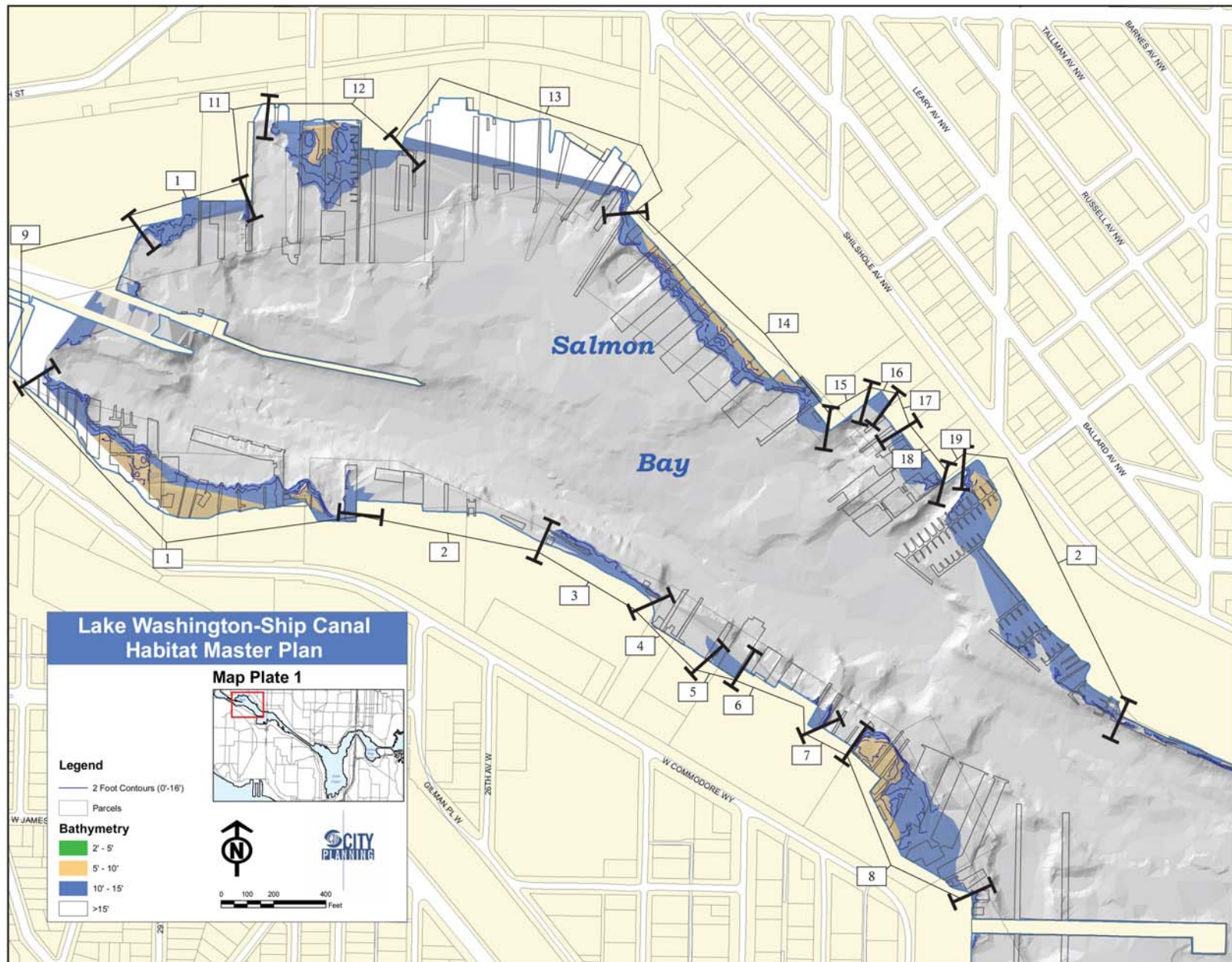


Restoration Project Selection

- Inventory all shorelines in study area.
- Assess and quantify ecological function.
- Identify potential restorations projects.
- Quantify gain in ecological function resulting from restoration.

Shoreline Baseline Inventory

- Segment the shoreline into distinct reaches and profile baseline conditions.
- Use presence of shallow water at the shoreline to delineate each “reach”.
- Summarize baseline conditions.



Key Variables Used For Baseline Analysis

- Bathymetry.
- Shoreline Armoring.
- Geomorphology.
- Submerged Aquatic Vegetation.
- Shoreline Substrata.
- Riparian habitat.
- Overwater Coverage.